

540 W College St. Oberlin, Ohio

This well-maintained, fully updated property is delivering strong, consistent cash flow, while continuing to attract high-quality tenants. Whether you're a seasoned investor or a new buyer looking to expand your portfolio, this 11-unit complex in Oberlin is a very rare find.

Unit Mix: A blend of one studio, two one-bedroom, and eight two-bedroom apartments. Ten of the eleven units have recently updated interiors designed to attract high-quality tenants.

Recent Upgrades: New windows (11 of 11), water heaters (2 of 2), keypad door locks; kitchens (7 of 11), bathrooms (5 of 11), and laundry machines.

Amenities: The property offers revenue-producing onsite laundry and coin machine, secured building entry with well-appointed common space, and numbered parking for each unit.

Prime Location: Located in the charming town of Oberlin, known for its historic college and arts scene. This property is 0.7 miles from Oberlin College and within 10 minutes of multiple major highways.

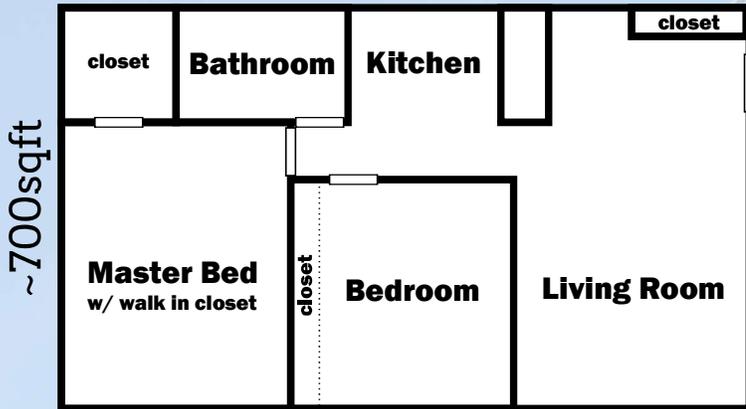
Occupancy & Financials: avg. 90% occupancy over 2.5 year (97% over the last calendar year) with stable, long-term tenants. 5.25% assumable loan available. Full financials are available upon request, illustrating consistent rental income and potential for growth.

Contact us today for more information 216 250-2048

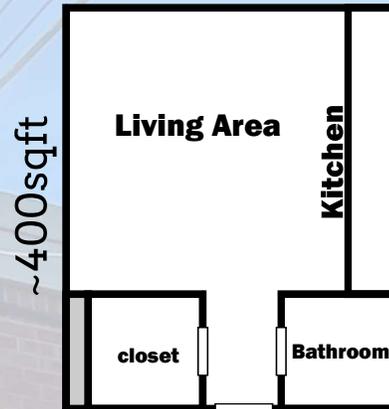
540 W College St.

Unit Layouts

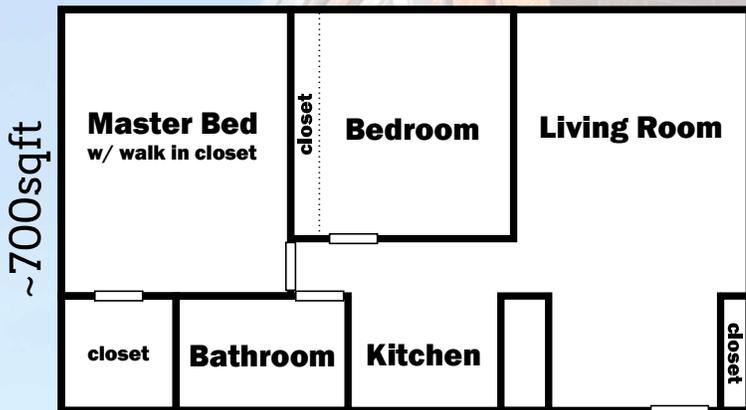
Units 33,34*,39,40*



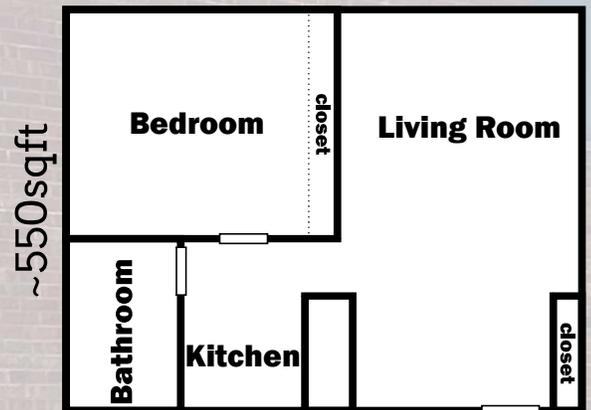
Unit 38



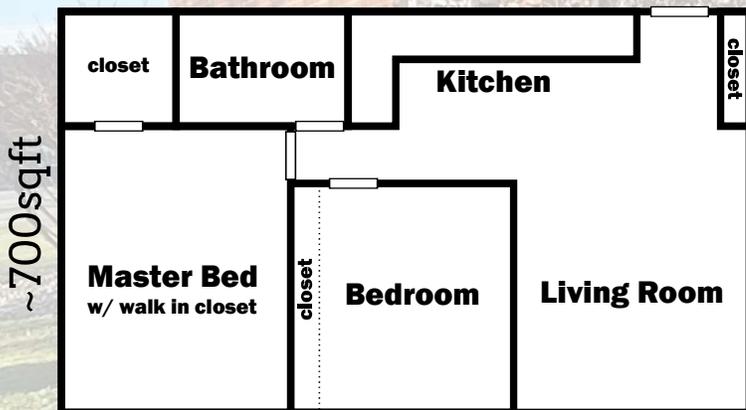
Units 37,41*,42



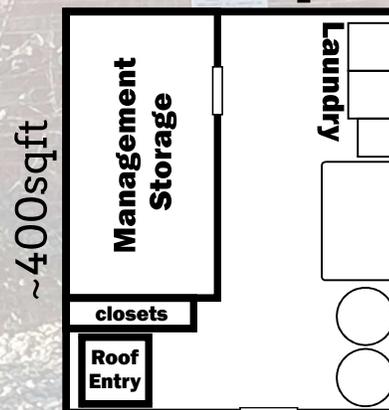
Units 35, 41



Unit 36



Laundry



*Mirror of layout shown

540 W College St. Unit Photos

Unit 33



Unit 34



Unit 35



Unit 36



Unit 37



Units 38



540 W College St. Unit Photos

Unit 39



Unit 40



Unit 41



Unit 42



Unit 43



Entry



